



Plan Commission Meeting Minutes

Thursday, August 13, 2026 at 6:30 PM

Columbus City Hall – 105 N. Dickason Boulevard

Call Meeting to Order

Roll Call

A quorum of membership present consisted of Albright, Finkler, Hajewski, Meyers, Monday, and Stapelmann. Staff liaisons Kornmann and Bennett were present. Josh Lamp was in attendance via Zoom.

Notice of Open Meeting

The meeting was noted to have been posted according to law.

Approval of Agenda

Finkler motioned to approve the meeting agenda as presented; Hajewski seconded. There was no discussion and the motion was carried by unanimous vote.

Approval of Minutes

1. Approve minutes

Hajewski motioned to approve the meeting minutes as presented from July 9, 2026; seconded by Albright. There was no discussion and the motion was carried by unanimous vote.

Regular Business

2. Public Hearing: Amendment of parking spaces requirements - municipal code 114-126

Monday opened the public hearing for amending parking space requirements. There were no members of the public in attendance that spoke and there was no correspondence. The public hearing was closed.

3. Consider and take action regarding the repeal and replacement of municipal code 114-126 regarding required parking spaces.

Kornmann gave a brief recap of previous discussion as this action would help with the support of Wisconsin Housing and Economic Development Authority (WHEDA) programs for residential housing in downtown. Kornmann asked for the Plan Commission to take action due to the WHEDA program application period beginning in October / November. This action also only affects the number of required parking spaces in the code, but not other parking code.

Finkler motioned to recommend to Council to approve the repeal and replacement of municipal code 114-126 regarding required parking spaces; seconded by Meyers. There was no discussion and the motion was carried by unanimous vote.

4. Consider and take action regarding Condominium Plat – Lamps Landing LLC located on Tower Drive

Kornmann provided a report and highlighted the previously approved conditional Certified Survey Map (CSM). Staff had received a recent update to the Condominium Plat (Condo Plat) that addressed concerns from the City's Engineer. Additional documentation included stormwater management and developer's agreement. The twin homes would also use one of the two driveways to be located on Tower Drive, with the future apartment to use the other.

Discussion included clarifying what twin homes were and other additional condominium (condo) documents to be reviewed. Josh Lamp was present to add to the discussion as needed and help answer any questions. Monday wanted clarification regarding if additional condo-related documents were needed for review as part of the Condo Plat. Kornmann noted that there were no comments from the City Engineer regarding if the additional documents were required. Land division documents would be sent to Council for review. Kornmann will check with the City Attorney prior to the September 5th Council meeting.

Finkler motioned to recommend to Council to approve the Condominium Plat for Lamps Landing, LLC, located on Tower Drive with the conditions that the items in the review letter be addressed and a sewer tap for all dwellings on the parcel be submitted and all fees to be paid in full; seconded by Hajewski. Monday wanted clarification between a condo plat and a Conditional Use Permit (CUP) and asked about having multiple buildings on a parcel. Kornmann noted that the condo plat is an option to allow multiple buildings on a parcel. The motion was carried by unanimous vote.

5. Consider and take action regarding a land division in the Town of Elba/Dodge County (City of Columbus extraterritorial jurisdiction) – Phyllis Hammann Estate – Dodge County Activity No. 260352

Kornmann noted that the State requires the City to take action regarding lot splitting within the City's extraterritorial jurisdiction. If approved, the proposed land division will move onto the town of Elba for consideration. The Plan Commission asked if the City owned land outside of the City limits and Kornmann noted Rotary Park.

Hajewski motioned to approve the requested land division; seconded by Stapelmann. There was no additional discussion, and the motion was carried by unanimous vote.

6. Consider and take action regarding the subdivision of land in the Town of Elba (Dodge County) Activity number 2026-0356 - David & Marie O'Kroley

Kornmann highlighted the parcel location and noted that the subdivision does not impede any of the City's code. Kornmann reiterated the multiple approvals needed for the subdivision as it is taking place outside the City's municipal limit but is within the City's extraterritorial boundary. It was noted that the City's current comprehensive plan does not address items like this.

Finkler motioned to approve the subdivision activity number 2026-0356 for David & Marie O'Kroley; seconded by Albright. There was no additional discussion, and the motion was carried by unanimous vote.

7. Consider and take action regarding the housing survey in support of the updating of the city's comprehensive plan

Kornmann presented a draft survey regarding the City's housing. Staff has obtained a SurveyMonkey subscription to be more efficient in creating and analyzing the survey data. The survey addresses affordability, growth rate, timing, and various other factors related to the City's approach to address housing shortage. Kornmann noted the difficulty to summarize comments but wanted to have a way for survey participants to provide input. There will be hard copies of the survey and an online option, and it will be shared to social media. Albright asked about mailing the survey, but Kornmann noted that it will be distributed similarly to the City's parks survey.

Hajewski asked about adding property taxes to the housing costs and affordability. The Plan Commission would like it added to the question. Monday asked about the term "missing middle

housing" and wanted clarification. The Plan Commission suggested removing the "missing" part to reduce confusion.

Finkler motioned to approve the housing survey; seconded by Hajewski. Finkler amended the motion to include the taxes clarification and removing the word missing. There was no additional discussion, and the amended motion was carried by unanimous vote.

8. Future agenda items

Kornmann noted that at the next meeting the survey results will be shared along with the draft housing chapter goals, objectives, and policies. The zoning rewrite will continue as well. Staff is anticipating November for a public hearing regarding the zoning rewrite. Kornmann would like to bring Chapter 86 to the Plan Commission for review at a future meeting.

Adjourn

Finkler motioned to adjourn the meeting; seconded by Monday. There was no discussion, and the motion was carried by unanimous vote.

The meeting was adjourned at 7:12 pm.

** These minutes will be approved at a future meeting and may be amended. These minutes are respectfully submitted by David Bennett, Communications and Economic Development Coordinator **